

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. O. Long

WHEREAS I the said M. O. Long

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of TWENTY-THREE HUNDRED NINETY-FIVE & 25/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-FIVE AND 50/100

(\$25.50) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind.

NOW, KNOW ALL MEN, That I the said M. O. Long

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me the said M. O. Long

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being a portion of Lot #22 in subdivision known as Eastover, Plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 42, and having the following metes and bounds: BEGINNING at a stake on the North side of Beechwood Avenue 115 1/2 feet from corner of Lot 21 at corner of lots sold by R. H. Vaughan to J. W. Duckett, and running thence in a northeasterly direction with Duckett line 216 feet, more or less, to stake on ditch; which stake is 77.5 feet from corner of Lot #21; thence N. 63 W. 60 feet to stake; thence in a southwesterly direction 216 feet, more or less, to stake on Beechwood Avenue (which stake is 29.7 feet from corner of Lot #23) and thence with Beechwood Avenue 60 feet to beginning corner; being the same lot conveyed to Mattie E. Harrison by C. M. McGee by deed dated June 11, 1923 and recorded in Book 82, Page 131.

"This is the same lot of land conveyed to the American Building & Loan Association by Mattie E. Harrison by her deed dated March, 1929 and recorded in the R. M. C. Office for Greenville County in Volume 148, Page 168.

"Also--all that parcel, piece or lot of land contained in the Eastern portion of Lot 22 of Eastover and being the North part of the property conveyed to the Fidelity Federal Savings & Loan Association by Henry P. McGee by his deed recorded in Book 192, Page 65 with the following metes and bounds: BEGINNING at a stake on Beechwood Avenue 105 1/2 feet from the corner of Lot #21 and running in a Northeasterly direction 216 feet, more or less, to stake; thence N. 63 W. along the back line of Lot #22, 10 feet to a stake,; thence in a Southwesterly direction 216 feet, more or less, to stake on Beechwood Avenue, which stake is 115 1/2 feet from the corner of lot #21; thence South 71-55 E. 10 feet along Beechwood Avenue to point of beginning.

These are the same lots of land conveyed to the mortgagor by the Fidelity Federal Savings & Loan Association by deed of even date, yet to be recorded, and the within mortgage is given to secure the balance of purchase price.

And the mortgagor(s) do(s) hereby agree on demand of the mortgagee at any time, to pay the first day of each succeeding month hereafter together with, and in addition to, the monthly installments of principal and interest stated herein, a sum equal to one-twelfth (1/12th) of the said sum insured, as provided in the insurance policy or policies issued by the mortgagee. The mortgagor(s) agree(s) to pay on demand, at any time, any additional sums necessary to pay these items. It is further agreed that any such additional payments, when so demanded by the mortgagee, shall become a part of the monthly installments due under the terms of this mortgage and the note secured thereby.

For position of this paragraph see other side of page

PAID AND ENTERED IN FULL THIS 18 DAY OF NOV 1943 BY M. M. Newell FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION SECRETARY-TREAS. Lattie West Gophine

RECORDED IN PLAT BOOK F, PAGE 42, 11389